

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF REDEVELOPER
DISPOSITION PARCEL SE-109
IN THE SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Boston City Lights Foundation, Inc. has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcel SE-109 in the South End Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Boston City Lights Foundation, Inc. be and hereby is tentatively designated as Redeveloper of Disposition Parcel SE-109 in the South End Urban Renewal Area subject to:

- (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Acts of 1949, as amended;
- (c) Submission within ninety (90) days in a form satisfactory to the Authority of:
 - (i) Evidence of the availability of necessary equity funds as needed including in-kind contributions, and contributions of services;
 - (ii) Evidence of firm financial commitments from banks or other lending institutions;

- (iii) Final Working Drawings and Specifications;
- (iv) Final development schedule;
- (v) Condominium marketing plan;
- (vi) Construction management plan; and
- (vii) Guaranteed maximum price contract with appropriate performance bonds

2. That disposal of Parcel SE-109 at fair reuse value is the appropriate method of making the land available for redevelopment.

3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

4. That the developer be and hereby is authorized to enter into a License with the Authority for the purpose of early entry into 1154-1160 Washington Street for the purpose of stabilizing the structure. Said License shall further provide that the Licensee shall obtain liability insurance naming the Authority as co-insured and Licensee agrees to indemnify and hold harmless the Authority from any liability and/or damage, resulting from the Licensee's use of the premises. Said License to include such other terms and conditions as the Director deems proper and in the best interest of the Authority.

5. That the developer be and hereby is authorized to petition the Board of Appeals for any zoning changes that may be necessary to complete the proposed development.

6. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: RICARDO A. MILLETT, ASSISTANT DIRECTOR
FOR COMMUNITY PLANNING AND DEVELOPMENT
MARIA FARIA, SOUTH END PROJECT COORDINATOR
WILLIAM CONDO, SENIOR PROJECT COORDINATOR

SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT NO.
MASS R-56
TENTATIVE DESIGNATION AND LICENSE AGREEMENT
REUSE PARCEL SE-109/1154-1160 WASHINGTON
STREET

DATE: MARCH 6, 1986

SUMMARY: This memorandum requests that the Authority tentatively designate Boston City Lights Foundation, Inc. of 40 Dwight Street, Boston, as redeveloper of the vacant structure located at 1154-1160 Washington Street. The property is identified as Reuse Parcel SE-109 in the South End Urban Renewal Area. It is also requested that the Authority grant permission for early site entry for the purpose of stabilizing the structure.

Reuse Parcel SE-109, the former Murray Meyer Building, is a commercial building located at 1154-1160 Washington Street, adjacent to the Dover Street MBTA Station, in the South End Urban Renewal Area. The property was acquired by the Authority on 20 March 1967. The building occupies the entire parcel and contains approximately 31,500 square feet on six floors plus basement, with 4,500 square feet on each level. The rear portion of the structure has been damaged by fire and exposure to the elements caused by roof deterioration.

During 1985, redeveloper interest in the site was expressed by the Boston City Lights Foundation, Inc. The group has a seven year history of working with Boston youth by providing support and training in the various aspects of the performing arts. The Boston City Lights Foundation was incorporated on 18 October 1985. According to Boston City Lights estimates, an average of two hundred students a year have participated in their programs. These programs are offered without cost to area youth, with funding support from private donations, exchanges of labor for space and occasional paid performances.

However, Boston City Lights have never had permanent facilities for their programs and therefore have found it difficult to meet the increasing interest and participation of city youth with a full time schedule. 1154-1160 Washington Street offers Boston City Lights the opportunity to establish such a facility, as well as establish an endowment from proceeds derived from the building.

Their proposal calls for the rehabilitation of the structure into a performing arts center and residential condominium units particularly designed and marketed to South End visual and performing artists. Envisioned are eight residential condominium units ranging from 1,454 square feet to 1,812 square feet on the upper four floors of the building. The Boston City Lights Foundation would own the lower two floors and basement area of the building, which would feature studio and rehearsal space, sound and video editing facilities, an auditorium with modular stage, lockers, showers and shop space. It is the intention of Boston City Lights to make 1154-1160 Washington Street a magnet for South End youth. The plans for 1154-1160 Washington Street have been reviewed by numerous South End community groups and institutions, including the Eight Streets Neighborhood Association, and have received citywide support for the proposed reuse and program expansion.

The total development cost has been estimated at \$2,125,140. Shawmut Bank has indicated a willingness to provide construction financing for the project. A portion of the projected development budget will also be met in the form of donations and reduced materials and labor costs by the Boston City Lights development team.

Boston City Lights Foundation, Inc. also requests permission for early entry into the building for the purpose of a temporary restoration of the roof and sealing of broken windows and doors. The purpose would be to preclude further damage to the building interior, as any further deterioration could seriously jeopardize the structural integrity of the structure and its redevelopment.

Should the Authority tentatively designate Boston City Lights Foundation, Inc. as redeveloper of 1154-1160 Washington Street, they will submit final working drawings for the project, as well as all other pertinent data and information, within ninety days of such tentative designation, and all such material will conform with the Authority Standards and Guidelines, and with the South End Urban Renewal Plan.

It is therefore recommended that the Authority tentatively designate Boston City Lights Foundation, Inc., as redeveloper of the building located at 1154-1160 Washington Street. It is also recommended that Boston City Lights Foundation, Inc. be granted permission for early entry to the site for the purpose of stabilizing the structure prior to complete rehabilitation.

An appropriate Resolution is attached.